



ALLOTMENT LETTER

No. _____

Date:

To,

Mr/Mrs. / Ms.....

R/o.....

(Address).....

Telephone/Mobile number

Pan Card No:.....

Aadhar Card No:.....

Email ID:.....

Sub: Your request for allotment Plot in the project known as “NIVARA VIENTO” situated at Residential converted Sy.Nos. 73/1, 73/19, 73/20, 73/21, 74/5 & 74/16 all situated at Addevishwanathpura Village, Hesarghatta Hobli, Bangalore North Taluk, having K- RERA Registration No. _____

Sir/Madam,

1. Allotment of Unit:

This has reference to your request referred at the above subject. In that regard, I/ we have the pleasure to inform that you have been allotted a Residential Plot bearing No..... admeasuring _____ Sq.ft. in the project known as “NIVARA VIENTO” having K - R E R A Registration No. _____ herein after referred to as "the said unit", being developed on land bearing Survey No Residential converted Sy. Nos 73/1, 73/19, 73/20, 73/21, 74/5 & 74/16 all Situated at Addevishwanathpura Village, Hesarghatta Hobli, Bangalore North Taluk.



2. Receipt of part consideration:

You have requested us to consider payment of the booking amount / advance payment in stages which request has been accepted by us and accordingly I/We confirm to have received from you and amount of Rs / - (Rupees only) being 10 % of the total consideration value of the said unit as booking amount/advance payment onThrough. The balance 90 % of the booking amount/advance payment shall be paid by you in the following manner.

	Rs.	Rupees.	On or before:
	Rs.	Rupees.	On or before:
	Rs.	Rupees.	On or before:
	Rs.	Rupees.	On or before:

3. Disclosures of information:

I/We have made available to you the following information namely: -

The sanction plans, layout plans, along with specifications, approved by the competent Authority are displayed at the project site and have also been Uploaded on K-RERA website.The website address of K-RERA is <https://rera.karnataka.gov.in/>

4. Encumbrances:

I/ We hereby confirm that the said unit is free from all encumbrances and I/we hereby further confirm that no encumbrances shall be created on the said unit.

5. Further payments:

Further payments towards the consideration of the said unit as well as of the garage(s)/covered car parking space(s) shall be made by you, in the manner and at the times as well as on the terms and conditions



as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

6. Possession:

The said unit along with the garage(s)/covered car parking spaces(s) shall be handed over to you on or before _____-, subject to the payment of the consideration amount of the said unit as well as of the garage /covered car parking space(s)in the Manner and at the times as well as Per the terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

7. Interest payment:

In case of delay in making any payments, you shall be liable to pay interest at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

9. Cancellation of allotment:

i) In case you desire to cancel the booking an amount mentioned in the Table hereunder written* would be deducted and the balance amount due and payable shall be refunded to you without interest within 45 days from the date of receipt of your letter requesting to cancel the said booking.

SI. No.	If the letter requesting to cancel the booking is received,	Amount to be deducted
1	Within 15 days from issuance of the allotment letter;	Nil;
2	Within 16 to 30 days from issuance of the allotment letter;	1% of the cost of the said unit;



3	Within 31 to 60 days from issuance of the allotment letter;	1.5% of the cost of the said unit;
4	After 61 days from issuance of the allotment letter.	2% of the cost of the said unit.

This allotment letter shall not be construed to limit your rights and interest upon execution and registration of the agreement for sale between ourselves and yourselves. Cancellation of allotment of the said unit thereafter shall be covered by the terms and conditions of the said registered document.

Headings:

Headings are inserted for convenience only and shall not affect the construction of the various Clauses of this allotment letter.

Signature

Name

M/s. Nivara Group

NO. 603/A, SANNIDHI NILAYA, 16TH CROSS, 4TH MAIN, BEML LAYOUT, THUBARAHALLI, Bangalore. Bengaluru Urban , Karnataka, represented by its partner MR. _____

Date:

Place:

CONFIRMATION & ACKNOWLEDGEMENT

I / We have read and understood the contents of this allotment letter and the Annexure. I/We hereby agree and accept the terms and conditions as stipulated in this allotment letter.



Date:

Signature

Place:

Name:

(Allottee/s)

Annexure - A

Stage wise time schedule of completion of the project

Sl. No.	Stages	Date of Completion
1	Excavation	
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth	
5	Stilt (if any)	
6	Slabs of super structure (if any)	
7	Internal walls, internal plaster, completion of floorings, doors and windows(if any)	
8	Sanitary electrical and water supply fittings within the(if any)	
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks(if any)	
10	External plumbing and external plaster, elevation,	



1.1	Installation of lifts, water pumps, firefighting fittings(if any) and equipment, electrical, fittings, mechanical equipment, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant	
12	internal roads & footpaths, lighting	
1.3	Water supply	
14	Sewerage (chamber, lines, septic tank, STP)	
15	Storm water drains	
16	Treatment and disposal of sewage and sullage	
17	Solid waste management & disposal	
18	Water conservation / rain water harvesting	
19	Electrical meter room, sub-station, receiving	
20	Others	

Promoter (s) / Authorized
Signatory